

METES AND BOUNDS DESCRIPTION OF A 5.09 ACRE TRACT MOSES A. FOSTER SURVEY, ABSTRACT NO. 16

METES AND BOUNDS DESCRIPTION OF 5.09 ACRES, MORE OR LESS, IN THE M.A. FOSTER LEAGUE, ABSTRACT 16, BRAZOS COUNTY, TEXAS, BEING ALL OF THAT TRACT CALLED 5.09 ACRES IN A DEED TO ZACHARY STEARNS RECORDED IN VOLUME 12437, PAGE 148, ORBCT (OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING at an iron rod found with a plastic cap stamped "RPLS 2972" in the southeast line of State Highway 21, for the north corner of that tract called 1.62 acres in a deed to GKRG Properties, LLC recorded in Volume 10198, Page 107 ORBCT, for the west corner of the Stearns tract and the west corner of this description, from which a TXDOT monument found bears S 39'59'13" W a distance of 63.17 feet for reference; THENCE leaving the GKRG Properties, LLC tract and the POINT OF BEGINNING, with the southeast line of State Highway 21 and the northwest lines of the Stearns tract N 39°25'44" E a distance of 467.59 feet to a 1/2" iron rod found with a plastic cap stamped "Payne 6064" in the southwest line of Carrabba Road for the north corner of the Stearns tract and the north corner of this description, pass at 247.78 feet a 1/2" iron rod found; THENCE leaving State Highway 21, with the southwest line of Carrabba Road and the northeast line of the Stearns tract S 48'41'48" E a distance of 483.10 feet to a 1/2" iron rod found with a plastic cap stamped "Payne 6064" for the east corner of this description and the north corner of the remaining portion of that tract called 4.4307 acres (also known as Tract 2) in a deed to Mosing Ventures, LLC recorded in Volume 11568, Page 113.

THENCE leaving Carrabba Road, with the southeast line of the Stearns tract and the northwest lines of the remaining portion of the 4.4307 acre tract and the remaining portion of that tract called 4.93 acres (also known as Tract 1) in a deed to Mosing Ventures, LLC recorded in Volume 11568, Page 113 ORBCT S 41°31′53″ W a distance of 467.58 feet to a 1/2″ iron rod found with a plastic cap stamped "Payne 6064" in the northeast line of that tract called 19.30 acres in a deed to 1B3G, L.L.C. recorded in Volume 8325, Page 187, ORBCT, for the northwest corner of the remaining portion of the 4.93 acre tract and for the south corner of this description; THENCE with the northeast lines of the 1B3G, L.L.C. tract and the previously mentioned GKRG Properties, LLC tract and the southwest line of the Stearns tract N 48'40'02" W a distance of 465.94 feet to the POINT OF BEGINNING. There are 5.09 acres, more or less, as surveyed on the ground in September, 2015. The bearing basis for this description refers to grid north and was determined using GPS observations.

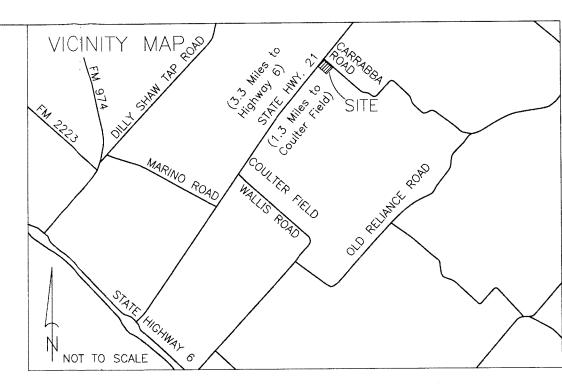
1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "PAYNE 6064"

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- IRON ROD FOUND WITH A PLASTIC CAP STAMPED "PAYNE 6064" OR OTHERWISE NOTED TEXAS DEPT. OF TRANSPORTATION MONUMENT
- NGS MONUMENT UTILITY POLE, OVERHEAD UTILITY LINE, GUY — ohu <del>- () -</del>
  - UTILITY PEDESTAL LIGHT POLE

**GENERAL NOTES:** 

- 1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF's) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
- 2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
- 3. ON-SITE SEWAGE FACILITY DISPOSAL AREAS SHALL NOT ENCROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- 4. WICKSON SPECIAL UTILITY DISTRICT WILL PROVIDE WATER FOR THIS SUBDIVISION.
- 5. THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL
- 6. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48041C0205F, DATED APRIL 2, 2014, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
- 7. THIS SUBDIVISION IS SUBJECT TO A BLANKET 20' WATER LINE EASEMENT IN FAVOR OF WICKSON CREEK SPECIAL UTILITY DISTRICT RECORDED IN VOLUME 4807, PAGE 12, AND VOLUME 7833, PAGE 227, OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS.

8. THIS TRACT FALLS WITHIN THE LIMITS OF THE BRYAN INDEPENDENT SCHOOL DISTRICT.



We, 21 & Carrabba Joint Venture, owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume \_\_\_\_\_\_, Pages \_\_\_\_\_ and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, and public places shown hereon for the purposes identified.

Scott Lovett, Authorized Representative of 21 & Carrabba Joint Venture

Before me, the undersigned authority, on this day personally appeared \_ known to me to be the person(s) whose name(s) is/are

subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated. Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_

Notary Public, Brazos County, Texas

CERTIFICATE BY THE COUNTY CLERK

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_ day of \_ 2015, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_

Karen McQueen, County Clerk Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_\_, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_ 2015 and same was duly approved on the in the \_\_\_\_ day of \_

Chair, Planning & Zoning Commission Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

l, \_\_\_\_\_\_, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_

City Engineer, Bryan Texas

APPROVAL BY COMMISSIONER'S COURT

I, \_\_\_\_\_\_, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioner's Court on the \_\_\_\_ day of

County Judge, Brazos County, Texas

I, Phillip C. Payne, Registered Professional Land Surveyor No. 6064, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Phillip C. Payne, R.P.L.S. No. 6064

## FINAL PLAT OF

## CARRABBA ROAD SUBDIVISION

4.98 ACRES, 3 LOTS

M.A. FOSTER SURVEY, A-16

BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:

21 & Carrabba Joint Venture

3828 South College Ave

Bryan, Texas 77801

(979) 268-6840

SCALE 1" = 50'OCTOBER 2015

SURVEYOR: Phillip C. Payne, RPLS No. 6064 Payne Industries, LLC

121 W. Buck St. Caldwell, TX 77836 (979) 567-4500 FIRM REGISTRATION 10193780 & F-16791

JOB NUMBER: 1129-001-15 CREW: BH, GD OFFICE:BB,PP,JC CLIENT: CLARK-ISENHOUR

CHAIN LINK FENCE WIRE FENCE --- W --- WATER LINE